

LEGAL DESCRIPTION
(INSTRUMENT # 2022229004)

LOT 21 BLOCK 93, DAVIS ISLANDS THE COUNTRY CLUB SECTION,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT
BOOK 10, PAGE 57 OF THE PUBLIC RECORDS OF HILLSBOROUGH
COUNTY, FLORIDA.

BENCHMARKS:

ELEVATIONS SHOWN HEREON ARE BASED ON A NATIONAL
GEODETIC SOCIETY BENCHMARK THL 217 B RM 2 DESCRIBED AS
A REFERENCE MARK DISK IN RETAINING WALL OR LEDGE,
SOUTHEAST QUADRANT OF CHANNEL DR. & CHIPPEWA AVE.
ELEVATION: 5.26' (NAVD 1988)

TBM #1:
STATION IS A MAG NAIL LOCATED 3.8'± NORTH AND 0.7'± EAST
OF THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED
HEREON.
ELEVATION: 5.14' (NAVD 1988)

TBM #2:
STATION IS A 1/2" PIPE LOCATED AT THE SOUTHEAST CORNER
OF THE PROPERTY DESCRIBED HEREON.
ELEVATION: 5.58' (NAVD 1988)

NOTES:
1. ELEVATIONS SHOWN HEREON ARE IN U.S. FEET.
2. THE TEMPORARY BENCHMARKS NOTED HEREON ARE NOT
FOR PUBLIC USE, AND REFER TO THIS MAP ONLY.

TREE LEGEND:

Oak Tree (1) Palm Tree (2)

NOTES:

1. THE TREES SHOWN HEREON WERE LOCATED UTILIZING METHODS ADEQUATE
FOR THEIR ACCURATE LOCATION AND IDENTIFICATION. HOWEVER, THIS COMPANY
AND THE SIGNING SURVEYOR RESERVES THE RIGHT TO VERIFY THE LOCATION OF
ALL TREES CRITICAL TO THE DESIGN OF BUILDINGS, PARKING AND OTHER
PERMANENT FEATURES, IT IS THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL
TO INFORM THIS COMPANY AND/OR SIGNING SURVEYOR OF ANY TREES CRITICAL
TO THEIR DESIGN SO THAT THOSE TREES CAN BE VERIFIED PRIOR TO THE
COMPLETION OF THE DESIGN.
2. SIZES REPRESENT APPROXIMATE DIAMETER AT BREAST HEIGHT.
3. TREES LESS THAN 5" DIAMETER AT BREAST HEIGHT ARE NOT SHOWN HEREON.
4. WHERE MULTIPLE TREE SIZES ARE GIVEN, A MULTI-TRUNK TREE IS INDICATED.
5. TREE SYMBOLS ARE NOT TO SCALE.
6. TREE SIZE, SPECIES AND CONDITION SHOULD BE VERIFIED BY A REGISTERED
LANDSCAPE ARCHITECT (R.L.A.), ARBORIST OR A PERSON OF SIMILAR PROFESSION
(TREE EXPERT).

LEGEND:

F.I.P. FOUND IRON PIPE P.C.P. PERMANENT CONTROL POINT
F.C.I.P. FOUND CAPPED IRON PIPE P.R.M. PERMANENT REFERENCE MONUMENT
F.I.R. FOUND IRON ROD W.F. WOOD FENCE
F.C.I.R. FOUND CAPPED IRON ROD C.L.F. CHAIN LINK FENCE
F.C.M. FOUND CONCRETE MONUMENT B.W.F. BARBED WIRE FENCE
S.C.I.R. SET CAPPED IRON ROD 1/2" V.F. VINYL FENCE
PSM#5761 COR. CORNER
SMN&D SET MAG NAIL & DISK F.F. FINISHED FLOOR
P.S.M.#5761 P.P.F. POOL PUMP/FILTER
L.B. LICENSED BUSINESS EL. ELEVATION
P.S.M. PROFESSIONAL SURVEYOR T.O.B. TOP OF BANK
AND MAPPER T.O.S. TOE OF SLOPE
FPKN&D FOUND PK NAIL & DISK E.O.W. EDGE OF WATER (TIME OF SURVEY)
F.R.R.S. FOUND RAILROAD SPIKE E.P. EDGE OF PAVEMENT
D. DEED C.E. COVERED ENTRY
P. PLAT P.O.B. POINT OF BEGINNING
F. FIELD P.O.C. POINT OF COMMENCEMENT
C. CALCULATED W.U.P. WOOD UTILITY POLE
CONC. CONCRETE E.M.P. ELECTRIC METER POLE
A/C AIR CONDITIONER W.L.P. WOOD LIGHT POLE
C.B. CONCRETE BLOCK T.B.M. TEMPORARY BENCH MARK
S/T SIZE / TYPE UNK. UNKNOWN
PVC POLYVINYL CHLORIDE HDPE HIGH-DENSITY POLYETHYLENE

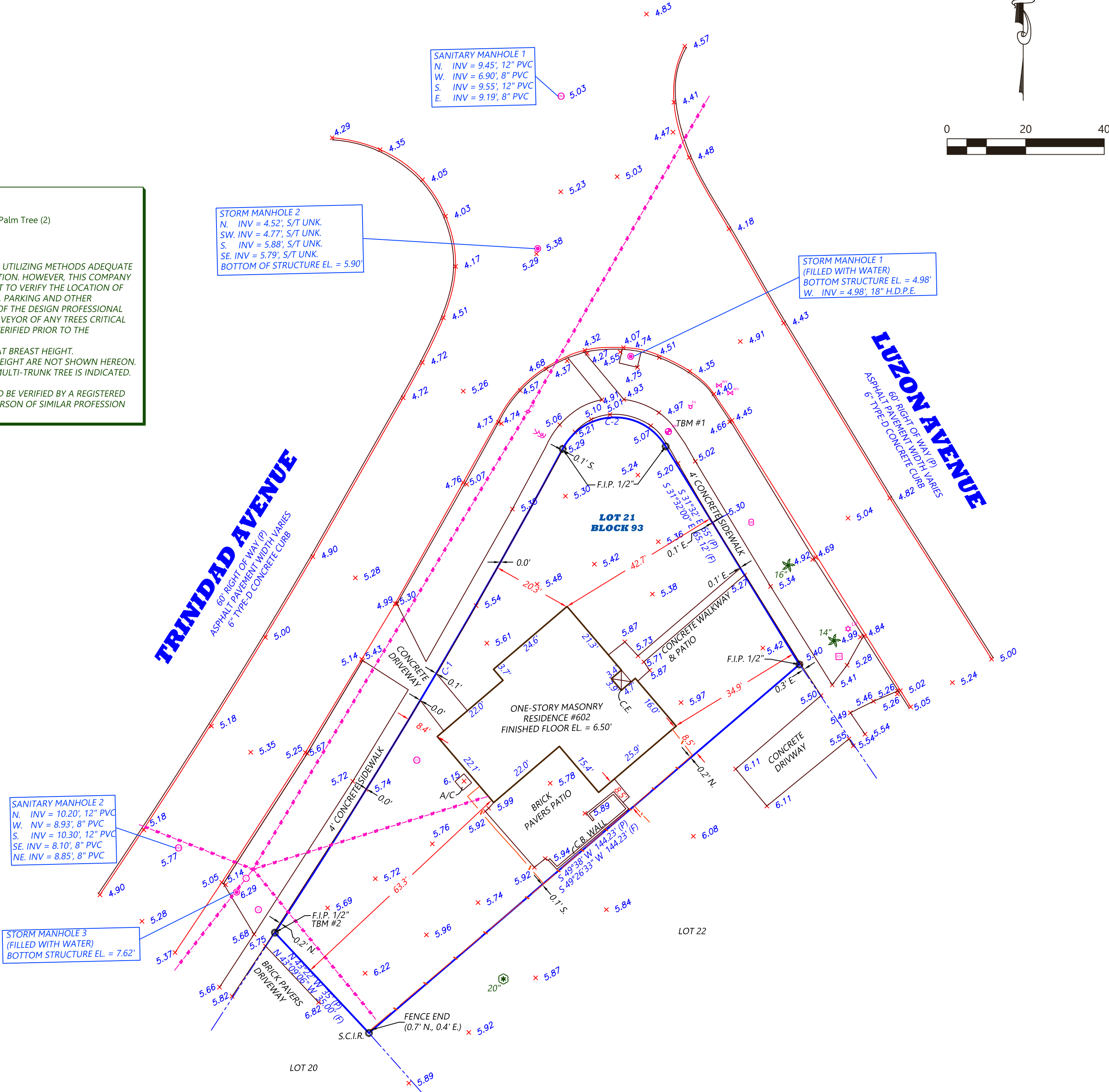
SYMBOLS LEGEND:

METAL LIGHT POLE
WOOD UTILITY LIGHT POLE
CABLE RISER
CLEANOUT
WATER VALVE
WATER METER
SANITARY SEWER MANHOLE
STORM MANHOLE
UTILITY RISER
GUY ANCHOR
FIRE HYDRANT
FIBEROPTIC VAULT

WOOD FENCE
OVERHEAD UTILITY LINES
EASEMENT
PLAT LINE

SURVEYORS NOTES:

1. THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE
BOUNDARY LINES. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS
HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF CURRENT TITLE, MICHAEL D. CROW & ASSOCIATES, INC. MAKES NO
REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, ENCUMBRANCES, RIGHTS-OF-WAYS,
RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS.
3. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
4. BEARINGS SHOWN HEREON BASED ON PLAT (NE. LINE SUBJECT LOT BEING S 31°32'00" E).
5. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR & MAPPER OR VERIFIED ELECTRONIC DIGITAL SIGNATURE AND SEAL AND IS ONLY
FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
6. PURPOSE OF SURVEY: PURCHASE, SELL, MORTGAGE.
7. THIS SURVEY DOES NOT REFLECT NOR DETERMINE OWNERSHIP.
8. NO WETLAND JURISDICTIONAL AREAS OR OTHER TOPOGRAPHIC FEATURES HAVE BEEN
LOCATED UNLESS OTHERWISE SHOWN HEREON.
9. THIS SURVEY WAS PREPARED EXPRESSLY FOR THE NAMED ENTITIES. NO OTHER PERSON OR ENTITY
IS ENTITLED TO RELY UPON THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT
FROM MICHAEL D. CROW & ASSOCIATES, INC. OR THE CERTIFYING LAND SURVEYOR.
10. THE SIGNING SURVEYOR OR MICHAEL D. CROW & ASSOCIATES, INC. CANNOT BE RESPONSIBLE FOR ANY
ADDITIONS, DELETIONS OR ALTERATIONS TO THE SUBJECT PROPERTY, TO THE IMPROVEMENTS THEREON,
OR TO THE SURVEY MONUMENTS THAT MAY OCCUR AFTER HE/SHE LEAVES THE SITE. THIS SURVEY MAP
OR REPORT IS THE PROPERTY OF MICHAEL D. CROW & ASSOCIATES, INC. AND ANY ADDITIONS,
DELETIONS OR ALTERATIONS BY ANY OTHER THAN THE SIGNING SURVEYOR IS STRICTLY PROHIBITED.
THE RE-USE OF THIS SURVEY BY ANY THIRD PARTY FOR PURPOSE OTHER THAN WHICH IT WAS INTENDED
IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF VERIFICATION OF THE ORIGINAL SIGNING
SURVEYOR. ANY RE-USE WILL BE AT SOLE RISK AND WITHOUT ANY LIABILITY TO THE SIGNING
SURVEYOR OR THEIR REPRESENTING FIRM.
11. THE USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE
USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY
RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
12. THIS SURVEY MEETS THE "STANDARD OF PRACTICE" SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN
CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C-1 (P)	143.36'			N 31°00' E	142.41'
C-1 (F)	143.30'	1635.97'	5°01'07"	N 30°45'06" E	143.25'
C-2 (P)	31.63'			N 88°54' E	26.05'
C-2 (F)	31.91'	15.00'	121°52'37"	N 88°36'18" E	26.22'

DWG. NO.: 220618

LAST DATE OF FIELDWORK: 06/28/2022

DRAWN BY: BT

DATE PREPARED: 07/07/2022

FIELD CREW: DC, DV

PROPERTY ADDRESS: 602 LUZON AVENUE, TAMPA, FLORIDA 33606

REVISIONS:

SHEET #

1

OF 1 SHEET

FLOOD ZONE DESIGNATION

THIS PARCEL APPEARS TO BE LOCATED IN
FLOOD ZONE(S): "AE", BASE FLOOD EL = 11'
PER THE FLOOD INSURANCE RATE MAP FOR:
HILLSBOROUGH COUNTY, FLORIDA,
COMMUNITY PANEL: # 12057C0362 J,
DATED: 10/07/2021.

SURVEY DATUM

HORIZONTAL DATUM

NAD 83

VERTICAL DATUM

NAVD 88



Michael D. CROW & ASSOCIATES, INC.

CERTIFICATE OF AUTHORIZATION # 7936
2004 THONOTOSASSA RD., STE #102 PLANT CITY, FL 33563
PHONE: (813) 754-0505 * EMAIL: CROWSURVEYING@GMAIL.COM



BOUNDARY, TOPOGRAPHIC & TREE
LOCATION SURVEY

FOR
STRESS FREE CONSTRUCTION, LLC

CERTIFIED TO:

• STRESS FREE CONSTRUCTION, LLC

MICHAEL D. CROW, P.S.M., #5761
FLORIDA PROFESSIONAL SURVEYOR & MAPPER